HOUSING MARKET INFORMATION

HOUSING NOW
Ontario Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2012

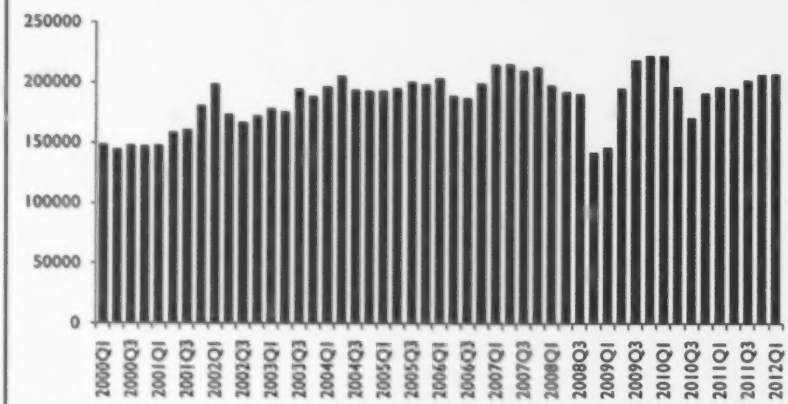
Resale Market

Ontario home sales at a two year high in first quarter

First quarter Ontario existing home sales moved to the highest level since the second quarter of 2010. Provincial sales of pre-owned homes remained on par with strong fourth quarter levels. Despite the sluggish pace of job growth across the province, residential real estate remained remarkably resilient. Repeat buyers are more active in the current housing market and are less impacted by less robust job markets. Meanwhile, interest rates remain a key story with fixed rate mortgages dropping to their lowest levels on record in the first quarter - helping support housing demand. In addition, unseasonably warm weather also pulled demand forward into the early part of 2012.

Figure 1

Ontario Quarterly MLS® Sales



Source: CREA. MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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The pace of growth in listings has slowed in recent quarters after having grown strongly through 2011. Slower price gains later in 2011 dampened the growth in listings. Resale market conditions across the province remained on the cusp between a balanced and sellers market for most of 2011 and very little change was registered in the first quarter of 2012. This would support price growth generally in line with inflation. Home price growth however continues to exceed inflationary pressures early in 2012. A rising share of detached home sales likely supported stronger home prices as did more activity among more affluent repeat buyers(see sidebar). While the GTA was instrumental in pushing Ontario prices up in the first quarter, stronger price increases were also registered in some smaller CMAs as well.

Based on the balance between demand and supply, Hamilton, Thunder Bay and Toronto were the hottest markets in the first quarter. These are all markets challenged by a tight supply of new listings and lack of available land for new construction. Meanwhile, eastern and southwestern Ontario communities remained the coolest. Notable examples include: St Catharines-Niagara, London and Windsor centres which were well supplied early in 2012 as they were for most of 2011. Not surprisingly, these cooler markets are the most affordable across the province and most tightly linked to the US economy. Signs that the US economic recovery remains on track could spell good news for the more inexpensive markets across the province.

New Home Market

Housing starts grow in the first quarter

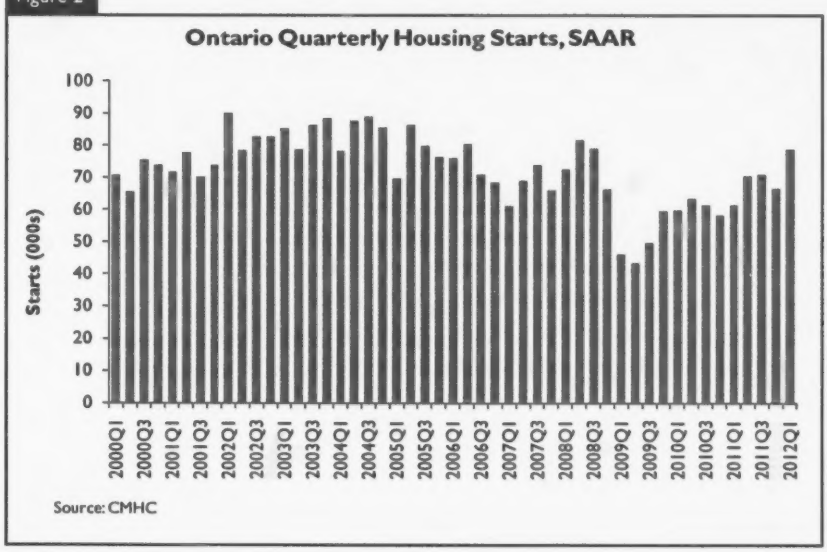
Ontario residential construction activity grew to its highest level since 2008 in the first quarter. Ontario all area home starts rose to 79,000 units in the first quarter, up over 18 per cent from the fourth quarter. This level of demand is currently above demographic requirements. All of the strength in construction, was in the more inexpensive multi-family home sector which includes semi detached, row and apartment housing. Meanwhile, single detached construction posted declines. Low interest rates, an active resale market and strong investor interest contributed to growing levels of activity in the first quarter.

Construction of apartment units continue to drive multi-family construction activity in the first quarter, particularly in some larger CMAs. Rising home prices, and fewer lots available for low-rise construction supported demand for less expensive higher density housing. In addition, lower rental vacancy rates and less purpose-built rental construction enticed more investors into the marketplace and boosted investment demand for apartment units in the past few years. These projects are now commencing construction

Single detached construction remained relatively stable in the first quarter. Single detached construction has been on a long term downtrend since 2003 owing to growth in less expensive housing options and less land available for residential development. Demographic trends over time suggest an ageing population and smaller households are less supportive of new detached construction. Land constraints, demographic trends and the rising cost of housing will likely temper any notable growth in single detached construction over the next few years.

The Ontario new home price index has been trending higher since the fourth quarter of 2009 due to both

Figure 2

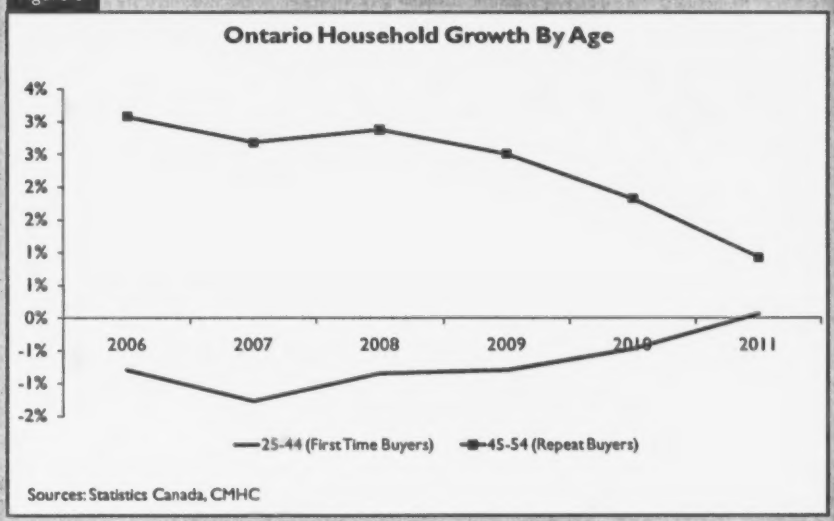


demand and supply factors. In 2011, new home prices grew at a faster rate versus the prior year. In 2012, new home prices continue to grow in excess of inflation. On the demand side, stronger housing starts, owing to lower interest rates and growing resale home prices enabled builders to raise prices. On the supply side, land costs and rising prices for selected building materials have also contributed to rising new home prices across Ontario.

Repeat Buyers are Driving Housing Demand in Ontario Today

First time buyers were actively purchasing real estate in 2007 and 2009. Mortgage rules became more accommodating as did the cost of borrowing following the recession respectively. Since than it has really been a repeat buyer market in Ontario. A number of factors have contributed to more repeat buyer activity. First, the population is ageing and moving into repeat buyer age categories ranging between 45 -54. Indeed, population growth is growing fastest for this group. Secondly, a rising share of workers over the age of 45 have been more successful landing jobs relative to younger adults under the age of 45. This helped support repeat buying activity. Lastly, economic conditions in Ontario have been less encouraging in the past year. Job growth has slowed and mortgage rules have been less accommodating over the past year. First time buyers are most sensitive to changing economic conditions as they lack the income and savings to insulate themselves from a slow growing economy. Lower rental apartment vacancy rates over the past year is further evidence of fewer first time buyers in the market.

Figure 3



Sources: Statistics Canada, CMHC

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ontario Region
First Quarter 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2012	3,949	762	2,337	38	454	7,399	27	1,079	236	16,281
Q1 2011	3,904	570	1,632	30	386	4,710	24	1,001	372	12,629
% Change	1.2	33.7	43.2	26.7	17.6	57.1	12.5	7.8	-36.6	28.9
Year-to-date 2012	3,949	762	2,337	38	454	7,399	27	1,079	236	16,281
Year-to-date 2011	3,904	570	1,632	30	386	4,710	24	1,001	372	12,629
% Change	1.2	33.7	43.2	26.7	17.6	57.1	12.5	7.8	-36.6	28.9
UNDER CONSTRUCTION										
Q1 2012	14,198	2,246	6,347	80	2,415	42,369	230	6,549	1,254	75,696
Q1 2011	12,795	1,796	5,813	110	2,267	36,635	135	5,363	1,293	66,249
% Change	11.0	25.1	9.2	-27.3	6.5	15.7	70.4	22.1	-3.0	14.3
COMPLETIONS										
Q1 2012	5,381	708	1,697	36	291	3,907	80	1,890	481	14,471
Q1 2011	4,848	504	1,585	33	542	4,247	90	1,084	631	13,564
% Change	11.0	40.5	7.1	9.1	-46.3	-8.0	-11.1	74.4	-23.8	6.7
Year-to-date 2012	5,381	708	1,697	36	291	3,907	80	1,890	481	14,471
Year-to-date 2011	4,848	504	1,585	33	542	4,247	90	1,084	631	13,564
% Change	11.0	40.5	7.1	9.1	-46.3	-8.0	-11.1	74.4	-23.8	6.7
COMPLETED & NOT ABSORBED										
Q1 2012	770	97	252	19	131	1,203	67	951	n/a	3,490
Q1 2011	775	86	241	24	190	649	53	1,359	n/a	3,377
% Change	-0.6	12.8	4.6	-20.8	-31.1	85.4	26.4	-30.0	n/a	3.3
ABSORBED										
Q1 2012	4,863	677	1,609	35	312	3,861	60	767	n/a	12,184
Q1 2011	4,357	470	1,506	32	507	4,110	49	659	n/a	11,690
% Change	11.6	44.0	6.8	9.4	-38.5	-6.1	22.4	16.4	n/a	4.2
Year-to-date 2012	4,863	677	1,609	35	312	3,861	60	767	n/a	12,184
Year-to-date 2011	4,357	470	1,506	32	507	4,110	49	659	n/a	11,690
% Change	11.6	44.0	6.8	9.4	-38.5	-6.1	22.4	16.4	n/a	4.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ontario Region 2002 - 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180
% Change	-7.6	-7.8	8.9	-6.9	-14.5	38.9	-9.3	28.6	6.7	1.9
2002	47,034	6,795	8,476	174	2,762	10,308	600	3,286	3,982	83,597

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Barrie	58	33	0	0	4	18	26	2	88	53	66.0
Brantford	38	36	4	0	19	8	0	0	61	44	38.6
Greater Sudbury	9	15	4	0	0	0	0	0	13	15	-13.3
Guelph	55	44	16	18	51	36	0	96	122	194	-37.1
Hamilton	228	253	36	4	316	25	162	12	742	294	152.4
Kingston	99	86	6	0	24	4	30	190	159	280	-43.2
Kitchener	227	271	6	8	71	57	949	139	1,253	475	163.8
London	227	185	10	0	20	11	0	193	257	389	-33.9
Oshawa	198	174	4	34	50	0	251	8	503	216	132.9
Ottawa	304	341	32	59	428	345	370	351	1,134	1,096	3.5
Peterborough	32	21	2	0	13	15	0	0	47	36	30.6
St. Catharines-Niagara	115	130	4	10	33	36	0	2	152	178	-14.6
Thunder Bay	4	8	0	0	0	0	0	0	4	8	-50.0
Toronto	1,884	1,911	606	416	1,415	705	6,777	5,345	10,682	8,377	27.5
Windsor	76	41	10	4	30	34	0	0	116	79	46.8
Centres 50,000 - 99,999											
Belleville	11	22	0	0	12	15	0	0	23	37	-37.8
Chatham-Kent	10	8	0	2	0	0	0	27	10	37	-73.0
Cornwall	5	2	0	0	0	0	0	0	5	2	150.0
Kawartha Lakes	21	25	0	0	0	0	0	0	21	25	-16.0
Norfolk	25	34	4	4	0	0	0	0	29	38	-23.7
North Bay	5	4	2	0	6	0	4	0	17	4	**
Sarnia	10	14	0	0	4	6	0	0	14	20	-30.0
Sault Ste. Marie	9	9	0	2	5	0	0	0	14	11	27.3

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 10,000 - 49,999											
Bracebridge	4	4	4	0	0	9	0	0	8	13	-38.5
Brighton MU	8	13	0	n/a	0	n/a	0	n/a	8	13	-38.5
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Brockville	11	3	0	0	16	0	0	0	27	3	**
Centre Wellington	7	10	0	0	4	5	0	0	11	15	-26.7
Cobourg	18	7	0	0	4	0	4	0	26	7	**
Collingwood	23	33	0	2	0	0	0	0	23	35	-34.3
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	6	0	0	0	0	0	0	0	6	0	n/a
Essex T	3	3	0	n/a	0	n/a	0	n/a	3	3	0.0
Gravenhurst	6	3	0	0	0	0	0	0	6	3	100.0
Greater Napanee	9	0	0	0	0	8	0	0	9	8	12.5
Haldimand County CY	8	5	2	0	16	0	0	0	26	5	**
Hunstville	4	4	0	0	0	0	0	0	4	4	0.0
Ingersoll	6	3	0	0	0	0	0	0	6	3	100.0
Kenora	0	6	0	0	0	0	0	0	0	6	-100.0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Lambton Shores	6	0	0	0	0	0	49	0	55	0	n/a
Leamington	6	5	0	0	11	0	2	0	19	5	**
Meaford	4	0	0	0	0	0	0	0	4	0	n/a
Midland	3	5	0	0	0	0	0	0	3	5	-40.0
Mississippi Mills	4	2	0	0	17	0	0	0	21	2	**
North Grenville MU	53	22	0	n/a	10	n/a	40	n/a	103	22	**
North Perth	5	0	0	0	0	0	0	0	5	0	n/a
Orillia	12	7	0	0	0	4	0	0	12	11	9.1
Owen Sound	5	7	0	0	0	0	0	0	5	7	-28.6
Petawawa	3	0	0	0	0	0	0	0	3	0	n/a
Port Hope	6	2	0	0	0	0	0	0	6	2	200.0
Prince Edward County	4	8	0	0	0	0	0	0	4	8	-50.0
Saugeen Shores	13	0	0	0	4	0	0	0	17	0	n/a
Scugog Tp	1	3	0	n/a	0	n/a	0	n/a	1	3	-66.7
Stratford	9	3	6	0	14	0	2	0	31	3	**
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
The Nation M	6	23	8	12	0	6	0	n/a	14	41	-65.9
Tillsonburg	9	4	0	0	6	4	0	0	15	8	87.5
Timmins	8	5	0	0	0	0	0	0	8	5	60.0
Trent Hills	3	7	0	0	0	0	0	0	3	7	-57.1
Wasaga Beach	22	37	0	0	7	26	0	0	29	63	-54.0
West Grey MU	6	8	0	0	0	0	0	0	6	8	-25.0
West Nipissing	1	0	2	0	0	0	0	0	3	0	n/a
Woodstock	31	26	2	2	4	0	0	0	37	28	32.1
Total Ontario (10,000+)	3,988	3,938	770	577	2,621	1,377	8,666	6,365	16,045	12,257	30.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
Barrie	58	33	0	0	4	18	26	2	88	53	66.0
Brantford	38	36	4	0	19	8	0	0	61	44	38.6
Greater Sudbury	9	15	4	0	0	0	0	0	13	15	-13.3
Guelph	55	44	16	18	51	36	0	96	122	194	-37.1
Hamilton	228	253	36	4	316	25	162	12	742	294	152.4
Kingston	99	86	6	0	24	4	30	190	159	280	-43.2
Kitchener	227	271	6	8	71	57	949	139	1,253	475	163.8
London	227	185	10	0	20	11	0	193	257	389	-33.9
Oshawa	198	174	4	34	50	0	251	8	503	216	132.9
Ottawa	304	341	32	59	428	345	370	351	1,134	1,096	3.5
Peterborough	32	21	2	0	13	15	0	0	47	36	30.6
St. Catharines-Niagara	115	130	4	10	33	36	0	2	152	178	-14.6
Thunder Bay	4	8	0	0	0	0	0	0	4	8	-50.0
Toronto	1,884	1,911	606	416	1,415	705	6,777	5,345	10,682	8,377	27.5
Windsor	76	41	10	4	30	34	0	0	116	79	46.8
Centres 50,000 - 99,999											
Belleville	11	22	0	0	12	15	0	0	23	37	-37.8
Chatham-Kent	10	8	0	2	0	0	0	27	10	37	-73.0
Cornwall	5	2	0	0	0	0	0	0	5	2	150.0
Kawartha Lakes	21	25	0	0	0	0	0	0	21	25	-16.0
Norfolk	25	34	4	4	0	0	0	0	29	38	-23.7
North Bay	5	4	2	0	6	0	4	0	17	4	**
Sarnia	10	14	0	0	4	6	0	0	14	20	-30.0
Sault Ste. Marie	9	9	0	2	5	0	0	0	14	11	27.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 10,000 - 49,999											
Bracebridge	4	4	4	0	0	9	0	0	8	13	-38.5
Brighton MU	8	13	0	n/a	0	n/a	0	n/a	8	13	-38.5
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Brockville	11	3	0	0	16	0	0	0	27	3	**
Centre Wellington	7	10	0	0	4	5	0	0	11	15	-26.7
Cobourg	18	7	0	0	4	0	4	0	26	7	**
Collingwood	23	33	0	2	0	0	0	0	23	35	-34.3
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	6	0	0	0	0	0	0	0	6	0	n/a
Essex T	3	3	0	n/a	0	n/a	0	n/a	3	3	0.0
Gravenhurst	6	3	0	0	0	0	0	0	6	3	100.0
Greater Napanee	9	0	0	0	0	8	0	0	9	8	12.5
Haldimand County CY	8	5	2	0	16	0	0	0	26	5	**
Hunstville	4	4	0	0	0	0	0	0	4	4	0.0
Ingersoll	6	3	0	0	0	0	0	0	6	3	100.0
Kenora	0	6	0	0	0	0	0	0	0	6	-100.0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Lambton Shores	6	0	0	0	0	0	49	0	55	0	n/a
Leamington	6	5	0	0	11	0	2	0	19	5	**
Meaford	4	0	0	0	0	0	0	0	4	0	n/a
Midland	3	5	0	0	0	0	0	0	3	5	-40.0
Mississippi Mills	4	2	0	0	17	0	0	0	21	2	**
North Grenville MU	53	22	0	n/a	10	n/a	40	n/a	103	22	**
North Perth	5	0	0	0	0	0	0	0	5	0	n/a
Orillia	12	7	0	0	0	4	0	0	12	11	9.1
Owen Sound	5	7	0	0	0	0	0	0	5	7	-28.6
Petawawa	3	0	0	0	0	0	0	0	3	0	n/a
Port Hope	6	2	0	0	0	0	0	0	6	2	200.0
Prince Edward County	4	8	0	0	0	0	0	0	4	8	-50.0
Saugeen Shores	13	0	0	0	4	0	0	0	17	0	n/a
Scugog Tp	1	3	0	n/a	0	n/a	0	n/a	1	3	-66.7
Stratford	9	3	6	0	14	0	2	0	31	3	**
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
The Nation M	6	23	8	12	0	6	0	n/a	14	41	-65.9
Tillsonburg	9	4	0	0	6	4	0	0	15	8	87.5
Timmins	8	5	0	0	0	0	0	0	8	5	60.0
Trent Hills	3	7	0	0	0	0	0	0	3	7	-57.1
Wasaga Beach	22	37	0	0	7	26	0	0	29	63	-54.0
West Grey MU	6	8	0	0	0	0	0	0	6	8	-25.0
West Nipissing	1	0	2	0	0	0	0	0	3	0	n/a
Woodstock	31	26	2	2	4	0	0	0	37	28	32.1
Total Ontario (10,000+)	3,988	3,938	770	577	2,621	1,377	8,666	6,365	16,045	12,257	30.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Barrie	4	18	0	0	24	0	2	2
Brantford	19	8	0	0	0	0	0	0
Greater Sudbury	0	0	0	0	0	0	0	0
Guelph	51	29	0	7	0	16	0	80
Hamilton	316	25	0	0	138	0	24	12
Kingston	24	4	0	0	0	0	30	190
Kitchener	71	57	0	0	561	86	388	53
London	20	11	0	0	0	193	0	0
Oshawa	50	0	0	0	112	0	139	8
Ottawa	428	345	0	0	339	351	31	0
Peterborough	13	15	0	0	0	0	0	0
St. Catharines-Niagara	33	36	0	0	0	0	0	2
Thunder Bay	0	0	0	0	0	0	0	0
Toronto	1,393	701	22	4	6,365	4,718	412	627
Windsor	30	34	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	12	15	0	0	0	0	0	0
Chatham-Kent	0	0	0	0	0	0	0	27
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	6	0	0	0	0	0	4	0
Sarnia	0	6	4	0	0	0	0	0
Sault Ste. Marie	5	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
[illegible]								
Bracebridge	0	9	0	0	0	0	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	16	0	0	0	0	0	0	0
Centre Wellington	4	5	0	0	0	0	0	0
Cobourg	4	0	0	0	4	0	0	0
Collingwood	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	8	0	0	0	0
Haldimand County CY	16	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	49	0
Leamington	11	0	0	0	2	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	17	0	0	0	0	0	0	0
North Grenville MU	10	n/a	0	n/a	40	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	0	4	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	4	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	14	0	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	6	0	n/a	0	n/a	0	n/a
Tillsonburg	6	4	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	7	26	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	4	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,595	1,358	26	19	7,587	5,364	1,079	1,001

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
[illegible]								
Barrie	4	18	0	0	24	0	2	2
Brantford	19	8	0	0	0	0	0	0
Greater Sudbury	0	0	0	0	0	0	0	0
Guelph	51	29	0	7	0	16	0	80
Hamilton	316	25	0	0	138	0	24	12
Kingston	24	4	0	0	0	0	30	190
Kitchener	71	57	0	0	561	86	388	53
London	20	11	0	0	0	193	0	0
Oshawa	50	0	0	0	112	0	139	8
Ottawa	428	345	0	0	339	351	31	0
Peterborough	13	15	0	0	0	0	0	0
St. Catharines-Niagara	33	36	0	0	0	0	0	2
Thunder Bay	0	0	0	0	0	0	0	0
Toronto	1,393	701	22	4	6,365	4,718	412	627
Windsor	30	34	0	0	0	0	0	0
[illegible]								
Belleville	12	15	0	0	0	0	0	0
Chatham-Kent	0	0	0	0	0	0	0	27
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	6	0	0	0	0	0	4	0
Sarnia	0	6	4	0	0	0	0	0
Sault Ste. Marie	5	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
[illegible]								
Bracebridge	0	9	0	0	0	0	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	16	0	0	0	0	0	0	0
Centre Wellington	4	5	0	0	0	0	0	0
Cobourg	4	0	0	0	4	0	0	0
Collingwood	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	8	0	0	0	0
Haldimand County CY	16	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	49	0
Leamington	11	0	0	0	2	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	17	0	0	0	0	0	0	0
North Grenville MU	10	n/a	0	n/a	40	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	0	4	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	4	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	14	0	0	0	2	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	6	0	n/a	0	n/a	0	n/a
Tillsonburg	6	4	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	7	26	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	4	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,595	1,358	26	19	7,587	5,364	1,079	1,001

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
[illegible]								
Barrie	62	41	24	10	2	2	88	53
Brantford	57	39	4	5	0	0	61	44
Greater Sudbury	13	15	0	0	0	0	13	15
Guelph	94	67	28	39	0	88	122	194
Hamilton	537	270	181	12	24	12	742	294
Kingston	129	90	0	0	30	190	159	280
Kitchener	283	295	582	127	388	53	1,253	475
London	217	173	40	216	0	0	257	389
Oshawa	252	208	112	0	139	8	503	216
Ottawa	764	744	339	351	31	1	1,134	1,096
Peterborough	38	33	9	3	0	0	47	36
St. Catharines-Niagara	144	165	7	9	1	4	152	178
Thunder Bay	4	8	0	0	0	0	4	8
Toronto	3,792	3,442	6,456	4,304	434	631	10,682	8,377
Windsor	79	71	37	8	0	0	116	79
[illegible]								
Belleville	23	37	0	0	0	0	23	37
Chatham-Kent	10	10	0	0	0	27	10	37
Cornwall	5	2	0	0	0	0	5	2
Kawartha Lakes	21	25	0	0	0	0	21	25
Norfolk	29	38	0	0	0	0	29	38
North Bay	13	4	0	0	4	0	17	4
Sarnia	9	20	1	0	4	0	14	20
Sault Ste. Marie	14	11	0	0	0	0	14	11

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Bracebridge	8	4	0	9	0	0	8	13
Brighton MU	8	13	0	n/a	0	n/a	8	13
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	27	3	0	0	0	0	27	3
Centre Wellington	11	15	0	0	0	0	11	15
Cobourg	17	7	9	0	0	0	26	7
Collingwood	23	35	0	0	0	0	23	35
Elliot Lake	0	1	0	0	0	0	0	1
Erin	6	0	0	0	0	0	6	0
Essex T	3	3	0	n/a	0	n/a	3	3
Gravenhurst	6	3	0	0	0	0	6	3
Greater Napanee	9	0	0	0	0	8	9	8
Haldimand County CY	10	5	16	0	0	0	26	5
Hunstville	4	4	0	0	0	0	4	4
Ingersoll	6	3	0	0	0	0	6	3
Kenora	0	6	0	0	0	0	0	6
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	6	0	0	0	49	0	55	0
Leamington	19	5	0	0	0	0	19	5
Meaford	4	0	0	0	0	0	4	0
Midland	3	5	0	0	0	0	3	5
Mississippi Mills	21	2	0	0	0	0	21	2
North Grenville MU	63	22	40	n/a	0	n/a	103	22
North Perth	5	0	0	0	0	0	5	0
Orillia	12	5	0	6	0	0	12	11
Owen Sound	5	7	0	0	0	0	5	7
Petawawa	3	0	0	0	0	0	3	0
Port Hope	6	2	0	0	0	0	6	2
Prince Edward County	4	8	0	0	0	0	4	8
Saugeen Shores	17	0	0	0	0	0	17	0
Scugog Tp	1	3	0	n/a	0	n/a	1	3
Stratford	31	3	0	0	0	0	31	3
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	14	40	0	n/a	0	1	14	41
Tillsonburg	9	8	6	0	0	0	15	8
Timmins	8	5	0	0	0	0	8	5
Trent Hills	3	7	0	0	0	0	3	7
Wasaga Beach	29	36	0	27	0	0	29	63
West Grey MU	6	8	0	0	0	0	6	8
West Nipissing	3	0	0	0	0	0	3	0
Woodstock	37	28	0	0	0	0	37	28
Total Ontario (10,000+)	7,048	6,106	7,891	5,126	1,106	1,025	16,045	12,257

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
[illegible]								
Barrie	62	41	24	10	2	2	88	53
Brantford	57	39	4	5	0	0	61	44
Greater Sudbury	13	15	0	0	0	0	13	15
Guelph	94	67	28	39	0	88	122	194
Hamilton	537	270	181	12	24	12	742	294
Kingston	129	90	0	0	30	190	159	280
Kitchener	283	295	582	127	388	53	1,253	475
London	217	173	40	216	0	0	257	389
Oshawa	252	208	112	0	139	8	503	216
Ottawa	764	744	339	351	31	1	1,134	1,096
Peterborough	38	33	9	3	0	0	47	36
St. Catharines-Niagara	144	165	7	9	1	4	152	178
Thunder Bay	4	8	0	0	0	0	4	8
Toronto	3,792	3,442	6,456	4,304	434	631	10,682	8,377
Windsor	79	71	37	8	0	0	116	79
[illegible]								
Belleville	23	37	0	0	0	0	23	37
Chatham-Kent	10	10	0	0	0	27	10	37
Cornwall	5	2	0	0	0	0	5	2
Kawartha Lakes	21	25	0	0	0	0	21	25
Norfolk	29	38	0	0	0	0	29	38
North Bay	13	4	0	0	4	0	17	4
Sarnia	9	20	1	0	4	0	14	20
Sault Ste. Marie	14	11	0	0	0	0	14	11

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres (10,000 - 49,999)								
Bracebridge	8	4	0	9	0	0	8	13
Brighton MU	8	13	0	n/a	0	n/a	8	13
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	27	3	0	0	0	0	27	3
Centre Wellington	11	15	0	0	0	0	11	15
Cobourg	17	7	9	0	0	0	26	7
Collingwood	23	35	0	0	0	0	23	35
Elliot Lake	0	1	0	0	0	0	0	1
Erin	6	0	0	0	0	0	6	0
Essex T	3	3	0	n/a	0	n/a	3	3
Gravenhurst	6	3	0	0	0	0	6	3
Greater Napanee	9	0	0	0	0	8	9	8
Haldimand County CY	10	5	16	0	0	0	26	5
Hunstville	4	4	0	0	0	0	4	4
Ingersoll	6	3	0	0	0	0	6	3
Kenora	0	6	0	0	0	0	0	6
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	6	0	0	0	49	0	55	0
Leamington	19	5	0	0	0	0	19	5
Meaford	4	0	0	0	0	0	4	0
Midland	3	5	0	0	0	0	3	5
Mississippi Mills	21	2	0	0	0	0	21	2
North Grenville MU	63	22	40	n/a	0	n/a	103	22
North Perth	5	0	0	0	0	0	5	0
Orillia	12	5	0	6	0	0	12	11
Owen Sound	5	7	0	0	0	0	5	7
Petawawa	3	0	0	0	0	0	3	0
Port Hope	6	2	0	0	0	0	6	2
Prince Edward County	4	8	0	0	0	0	4	8
Saugeen Shores	17	0	0	0	0	0	17	0
Scugog Tp	1	3	0	n/a	0	n/a	1	3
Stratford	31	3	0	0	0	0	31	3
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	14	40	0	n/a	0	1	14	41
Tillsonburg	9	8	6	0	0	0	15	8
Timmins	8	5	0	0	0	0	8	5
Trent Hills	3	7	0	0	0	0	3	7
Wasaga Beach	29	36	0	27	0	0	29	63
West Grey MU	6	8	0	0	0	0	6	8
West Nipissing	3	0	0	0	0	0	3	0
Woodstock	37	28	0	0	0	0	37	28
Total Ontario (10,000+)	7,048	6,106	7,891	5,126	1,106	1,025	16,045	12,257

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
[illegible] 100,000+											
Barrie	54	93	0	0	31	34	0	2	85	129	-34.1
Brantford	45	63	0	0	22	12	0	0	67	75	-10.7
Greater Sudbury	66	62	8	0	18	42	18	42	110	146	-24.7
Guelph	41	66	12	6	21	34	16	53	90	159	-43.4
Hamilton	270	339	4	24	293	189	0	0	567	552	2.7
Kingston	108	101	6	8	29	4	56	0	199	113	76.1
Kitchener	240	262	8	10	31	133	161	137	440	542	-18.8
London	265	255	2	4	10	23	7	164	284	446	-36.3
Oshawa	247	199	0	2	114	65	2	0	363	266	36.5
Ottawa	376	460	74	86	376	540	766	445	1,592	1,531	4.0
Peterborough	45	43	2	0	16	27	0	0	63	70	-10.0
St. Catharines-Niagara	136	158	8	12	39	16	80	0	263	186	41.4
Thunder Bay	49	47	0	0	4	0	8	4	61	51	19.6
Toronto	2,616	1,939	548	292	891	952	4,619	4,263	8,674	7,446	16.5
Windsor	98	66	6	4	23	17	12	2	139	89	56.2
[illegible] 50,000 - 99,999											
Belleville	40	36	0	0	0	8	0	40	40	84	-52.4
Chatham-Kent	15	17	0	4	0	3	0	0	15	24	-37.5
Cornwall	13	16	0	6	0	0	0	0	13	22	-40.9
Kawartha Lakes	20	32	0	0	0	0	0	0	20	32	-37.5
Norfolk	55	44	0	4	0	0	0	0	55	48	14.6
North Bay	31	14	0	6	0	0	4	0	35	20	75.0
Sarnia	39	27	2	2	6	4	0	0	47	33	42.4
Sault Ste. Marie	27	22	0	4	4	0	16	0	47	26	80.8

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 10,000 to 49,999											
Bracebridge	9	6	4	0	0	9	0	27	13	42	-69.0
Brighton MU	12	8	0	n/a	0	n/a	0	n/a	12	8	50.0
Brock Tp	1	1	0	n/a	0	n/a	0	n/a	1	1	0.0
Brockville	8	16	0	0	0	12	0	0	8	28	-71.4
Centre Wellington	16	21	0	0	5	0	0	0	21	21	0.0
Cobourg	15	6	0	2	11	0	0	0	26	8	**
Collingwood	29	30	0	6	0	10	0	38	29	84	-65.5
Elliot Lake	2	2	0	0	0	0	0	0	2	2	0.0
Erin	11	0	2	0	0	0	0	0	13	0	n/a
Essex T	6	4	0	n/a	0	n/a	0	n/a	6	4	50.0
Gravenhurst	4	2	0	0	0	0	0	0	4	2	100.0
Greater Napanee	5	6	0	0	0	0	0	0	5	6	-16.7
Haldimand County CY	12	15	0	4	11	0	0	0	23	19	21.1
Hunstville	14	16	0	0	0	0	0	0	14	16	-12.5
Ingersoll	9	6	0	0	0	0	0	0	9	6	50.0
Kenora	1	10	0	0	0	0	0	0	1	10	-90.0
Kincardine MU	4	5	0	n/a	0	n/a	0	n/a	4	5	-20.0
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	24	16	8	0	6	0	2	0	40	16	150.0
Meaford	8	4	0	0	0	6	0	0	8	10	-20.0
Midland	10	23	0	0	0	0	0	2	10	25	-60.0
Mississippi Mills	15	21	0	2	0	0	0	0	15	23	-34.8
North Grenville MU	32	45	0	n/a	0	n/a	0	n/a	32	45	-28.9
North Perth	7	5	0	0	0	0	0	0	7	5	40.0
Orillia	24	18	4	0	4	19	3	103	35	140	-75.0
Owen Sound	11	16	0	0	0	0	0	0	11	16	-31.3
Petawawa	22	26	2	2	10	21	0	0	34	49	-30.6
Port Hope	6	9	0	2	0	0	0	0	6	11	-45.5
Prince Edward County	13	8	0	0	0	0	0	0	13	8	62.5
Saugeen Shores	24	14	0	0	0	0	0	0	24	14	71.4
Scugog Tp	1	5	0	n/a	0	n/a	0	n/a	1	5	-80.0
Stratford	4	11	2	2	0	14	0	0	6	27	-77.8
Temiskaming Shores	3	1	0	0	0	0	0	0	3	1	200.0
The Nation M	29	26	12	8	12	4	0	11	53	49	8.2
Tillsonburg	8	11	0	0	0	0	0	0	8	11	-27.3
Timmins	8	8	0	0	0	0	0	0	8	8	0.0
Trent Hills	3	4	0	0	0	0	0	0	3	4	-25.0
Wasaga Beach	40	35	0	0	42	0	36	0	118	35	**
West Grey MU	9	8	0	0	0	0	0	0	9	8	12.5
West Nipissing	12	10	0	0	0	0	4	0	16	10	60.0
Woodstock	43	33	2	2	14	8	0	0	59	43	37.2
Total Ontario (10,000+)	5,421	4,886	716	508	2,043	2,206	5,810	5,333	13,990	12,933	8.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
Barrie	54	93	0	0	31	34	0	2	85	129	-34.1
Brantford	45	63	0	0	22	12	0	0	67	75	-10.7
Greater Sudbury	66	62	8	0	18	42	18	42	110	146	-24.7
Guelph	41	66	12	6	21	34	16	53	90	159	-43.4
Hamilton	270	339	4	24	293	189	0	0	567	552	2.7
Kingston	108	101	6	8	29	4	56	0	199	113	76.1
Kitchener	240	262	8	10	31	133	161	137	440	542	-18.8
London	265	255	2	4	10	23	7	164	284	446	-36.3
Oshawa	247	199	0	2	114	65	2	0	363	266	36.5
Ottawa	376	460	74	86	376	540	766	445	1,592	1,531	4.0
Peterborough	45	43	2	0	16	27	0	0	63	70	-10.0
St. Catharines-Niagara	136	158	8	12	39	16	80	0	263	186	41.4
Thunder Bay	49	47	0	0	4	0	8	4	61	51	19.6
Toronto	2,616	1,939	548	292	891	952	4,619	4,263	8,674	7,446	16.5
Windsor	98	66	6	4	23	17	12	2	139	89	56.2
Centres 50,000 - 99,999											
Belleville	40	36	0	0	0	8	0	40	40	84	-52.4
Chatham-Kent	15	17	0	4	0	3	0	0	15	24	-37.5
Cornwall	13	16	0	6	0	0	0	0	13	22	-40.9
Kawartha Lakes	20	32	0	0	0	0	0	0	20	32	-37.5
Norfolk	55	44	0	4	0	0	0	0	55	48	14.6
North Bay	31	14	0	6	0	0	4	0	35	20	75.0
Sarnia	39	27	2	2	6	4	0	0	47	33	42.4
Sault Ste. Marie	27	22	0	4	4	0	16	0	47	26	80.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
[illegible]											
Bracebridge	9	6	4	0	0	9	0	27	13	42	-69.0
Brighton MU	12	8	0	n/a	0	n/a	0	n/a	12	8	50.0
Brock Tp	1	1	0	n/a	0	n/a	0	n/a	1	1	0.0
Brockville	8	16	0	0	0	12	0	0	8	28	-71.4
Centre Wellington	16	21	0	0	5	0	0	0	21	21	0.0
Cobourg	15	6	0	2	11	0	0	0	26	8	**
Collingwood	29	30	0	6	0	10	0	38	29	84	-65.5
Elliot Lake	2	2	0	0	0	0	0	0	2	2	0.0
Erin	11	0	2	0	0	0	0	0	13	0	n/a
Essex T	6	4	0	n/a	0	n/a	0	n/a	6	4	50.0
Gravenhurst	4	2	0	0	0	0	0	0	4	2	100.0
Greater Napanee	5	6	0	0	0	0	0	0	5	6	-16.7
Haldimand County CY	12	15	0	4	11	0	0	0	23	19	21.1
Hunstville	14	16	0	0	0	0	0	0	14	16	-12.5
Ingersoll	9	6	0	0	0	0	0	0	9	6	50.0
Kenora	1	10	0	0	0	0	0	0	1	10	-90.0
Kincardine MU	4	5	0	n/a	0	n/a	0	n/a	4	5	-20.0
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	24	16	8	0	6	0	2	0	40	16	150.0
Meaford	8	4	0	0	0	6	0	0	8	10	-20.0
Midland	10	23	0	0	0	0	0	2	10	25	-60.0
Mississippi Mills	15	21	0	2	0	0	0	0	15	23	-34.8
North Grenville MU	32	45	0	n/a	0	n/a	0	n/a	32	45	-28.9
North Perth	7	5	0	0	0	0	0	0	7	5	40.0
Orillia	24	18	4	0	4	19	3	103	35	140	-75.0
Owen Sound	11	16	0	0	0	0	0	0	11	16	-31.3
Petawawa	22	26	2	2	10	21	0	0	34	49	-30.6
Port Hope	6	9	0	2	0	0	0	0	6	11	-45.5
Prince Edward County	13	8	0	0	0	0	0	0	13	8	62.5
Saugeen Shores	24	14	0	0	0	0	0	0	24	14	71.4
Scugog Tp	1	5	0	n/a	0	n/a	0	n/a	1	5	-80.0
Stratford	4	11	2	2	0	14	0	0	6	27	-77.8
Temiskaming Shores	3	1	0	0	0	0	0	0	3	1	200.0
The Nation M	29	26	12	8	12	4	0	11	53	49	8.2
Tillsonburg	8	11	0	0	0	0	0	0	8	11	-27.3
Timmins	8	8	0	0	0	0	0	0	8	8	0.0
Trent Hills	3	4	0	0	0	0	0	0	3	4	-25.0
Wasaga Beach	40	35	0	0	42	0	36	0	118	35	**
West Grey MU	9	8	0	0	0	0	0	0	9	8	12.5
West Nipissing	12	10	0	0	0	0	4	0	16	10	60.0
Woodstock	43	33	2	2	14	8	0	0	59	43	37.2
Total Ontario (10,000+)	5,421	4,886	716	508	2,043	2,206	5,810	5,333	13,990	12,933	8.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Barrie	31	34	0	0	0	0	0	2
Brantford	18	0	4	12	0	0	0	0
Greater Sudbury	0	0	18	42	0	0	18	42
Guelph	21	34	0	0	16	52	0	1
Hamilton	293	189	0	0	0	0	0	0
Kingston	29	4	0	0	0	0	56	0
Kitchener	31	133	0	0	129	0	32	137
London	10	23	0	0	0	0	7	164
Oshawa	76	65	38	0	0	0	2	0
Ottawa	376	537	0	3	618	390	148	55
Peterborough	16	27	0	0	0	0	0	0
St. Catharines-Niagara	39	13	0	3	0	0	80	0
Thunder Bay	0	0	4	0	0	0	8	4
Toronto	887	940	4	12	3,119	3,729	1,500	534
Windsor	23	17	0	0	0	2	12	0
Centres 50,000 - 99,999								
Belleville	0	8	0	0	0	0	0	40
Chatham-Kent	0	3	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	4	0
Sarnia	6	4	0	0	0	0	0	0
Sault Ste. Marie	0	0	4	0	0	0	16	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centre (10,000 - 49,999)								
Bracebridge	0	9	0	0	0	27	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	12	0	0	0	0	0	0
Centre Wellington	5	0	0	0	0	0	0	0
Cobourg	11	0	0	0	0	0	0	0
Collingwood	0	10	0	0	0	38	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	11	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	6	0	0	0	2	0	0	0
Meaford	0	6	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	2
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	4	19	0	0	0	0	3	103
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	10	16	0	5	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	14	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	12	n/a	0	4	0	11	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	42	0	0	0	36	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0
Woodstock	14	8	0	0	0	0	0	0
Total Ontario (10,000+)	1,971	2,125	72	81	3,920	4,249	1,890	1,084

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Barrie	31	34	0	0	0	0	0	2
Brantford	18	0	4	12	0	0	0	0
Greater Sudbury	0	0	18	42	0	0	18	42
Guelph	21	34	0	0	16	52	0	1
Hamilton	293	189	0	0	0	0	0	0
Kingston	29	4	0	0	0	0	56	0
Kitchener	31	133	0	0	129	0	32	137
London	10	23	0	0	0	0	7	164
Oshawa	76	65	38	0	0	0	2	0
Ottawa	376	537	0	3	618	390	148	55
Peterborough	16	27	0	0	0	0	0	0
St. Catharines-Niagara	39	13	0	3	0	0	80	0
Thunder Bay	0	0	4	0	0	0	8	4
Toronto	887	940	4	12	3,119	3,729	1,500	534
Windsor	23	17	0	0	0	2	12	0
Centres 10,000 – 99,999								
Belleville	0	8	0	0	0	0	0	40
Chatham-Kent	0	3	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	4	0
Sarnia	6	4	0	0	0	0	0	0
Sault Ste. Marie	0	0	4	0	0	0	16	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 10,000 - 49,999								
Bracebridge	0	9	0	0	0	27	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	12	0	0	0	0	0	0
Centre Wellington	5	0	0	0	0	0	0	0
Cobourg	11	0	0	0	0	0	0	0
Collingwood	0	10	0	0	0	38	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	11	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	6	0	0	0	2	0	0	0
Meaford	0	6	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	2
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	4	19	0	0	0	0	3	103
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	10	16	0	5	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	14	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	12	n/a	0	4	0	11	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	42	0	0	0	36	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0
Woodstock	14	8	0	0	0	0	0	0
Total Ontario (10,000+)	1,971	2,125	72	81	3,920	4,249	1,890	1,084

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
[illegible]								
Barrie	85	117	0	10	0	2	85	129
Brantford	50	63	13	0	4	12	67	75
Greater Sudbury	74	62	0	0	36	84	110	146
Guelph	58	78	32	80	0	1	90	159
Hamilton	488	532	79	20	0	0	567	552
Kingston	143	113	0	0	56	0	199	113
Kitchener	260	335	148	70	32	137	440	542
London	245	247	30	33	9	166	284	446
Oshawa	310	245	13	21	40	0	363	266
Ottawa	824	1,065	618	406	150	60	1,592	1,531
Peterborough	60	63	3	7	0	0	63	70
St. Catharines-Niagara	167	175	12	5	84	6	263	186
Thunder Bay	49	45	0	0	12	6	61	51
Toronto	3,953	2,861	3,217	4,039	1,504	546	8,674	7,446
Windsor	102	75	25	14	12	0	139	89
[illegible]								
Belleville	40	44	0	0	0	40	40	84
Chatham-Kent	15	24	0	0	0	0	15	24
Cornwall	13	22	0	0	0	0	13	22
Kawartha Lakes	20	32	0	0	0	0	20	32
Norfolk	54	48	1	0	0	0	55	48
North Bay	31	20	0	0	4	0	35	20
Sarnia	47	31	0	2	0	0	47	33
Sault Ste. Marie	27	26	0	0	20	0	47	26

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Bracebridge	13	6	0	36	0	0	13	42
Brighton MU	12	8	0	n/a	0	n/a	12	8
Brock Tp	1	1	0	n/a	0	n/a	1	1
Brockville	8	28	0	0	0	0	8	28
Centre Wellington	21	21	0	0	0	0	21	21
Cobourg	22	8	4	0	0	0	26	8
Collingwood	29	36	0	48	0	0	29	84
Elliot Lake	2	2	0	0	0	0	2	2
Erin	13	0	0	0	0	0	13	0
Essex T	6	4	0	n/a	0	n/a	6	4
Gravenhurst	4	2	0	0	0	0	4	2
Greater Napanee	5	6	0	0	0	0	5	6
Haldimand County CY	23	19	0	0	0	0	23	19
Hunstville	14	16	0	0	0	0	14	16
Ingersoll	9	6	0	0	0	0	9	6
Kenora	1	10	0	0	0	0	1	10
Kincardine MU	4	5	0	n/a	0	n/a	4	5
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	40	16	0	0	0	0	40	16
Meaford	8	4	0	6	0	0	8	10
Midland	10	23	0	0	0	2	10	25
Mississippi Mills	15	23	0	0	0	0	15	23
North Grenville MU	32	45	0	n/a	0	n/a	32	45
North Perth	7	5	0	0	0	0	7	5
Orillia	32	25	0	12	3	103	35	140
Owen Sound	11	14	0	2	0	0	11	16
Petawawa	34	44	0	0	0	5	34	49
Port Hope	6	11	0	0	0	0	6	11
Prince Edward County	13	8	0	0	0	0	13	8
Saugeen Shores	24	14	0	0	0	0	24	14
Scugog Tp	1	5	0	n/a	0	n/a	1	5
Stratford	6	27	0	0	0	0	6	27
Temiskaming Shores	3	1	0	0	0	0	3	1
The Nation M	53	34	0	11	0	4	53	49
Tillsonburg	8	11	0	0	0	0	8	11
Timmins	8	8	0	0	0	0	8	8
Trent Hills	3	4	0	0	0	0	3	4
Wasaga Beach	79	35	39	0	0	0	118	35
West Grey MU	9	8	0	0	0	0	9	8
West Nipissing	12	10	0	0	4	0	16	10
Woodstock	59	43	0	0	0	0	59	43
Total Ontario (10,000+)	7,786	6,937	4,234	4,822	1,970	1,174	13,990	12,933

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
[illegible]								
Barrie	85	117	0	10	0	2	85	129
Brantford	50	63	13	0	4	12	67	75
Greater Sudbury	74	62	0	0	36	84	110	146
Guelph	58	78	32	80	0	1	90	159
Hamilton	488	532	79	20	0	0	567	552
Kingston	143	113	0	0	56	0	199	113
Kitchener	260	335	148	70	32	137	440	542
London	245	247	30	33	9	166	284	446
Oshawa	310	245	13	21	40	0	363	266
Ottawa	824	1,065	618	406	150	60	1,592	1,531
Peterborough	60	63	3	7	0	0	63	70
St. Catharines-Niagara	167	175	12	5	84	6	263	186
Thunder Bay	49	45	0	0	12	6	61	51
Toronto	3,953	2,861	3,217	4,039	1,504	546	8,674	7,446
Windsor	102	75	25	14	12	0	139	89
[illegible]								
Belleville	40	44	0	0	0	40	40	84
Chatham-Kent	15	24	0	0	0	0	15	24
Cornwall	13	22	0	0	0	0	13	22
Kawartha Lakes	20	32	0	0	0	0	20	32
Norfolk	54	48	1	0	0	0	55	48
North Bay	31	20	0	0	4	0	35	20
Sarnia	47	31	0	2	0	0	47	33
Sault Ste. Marie	27	26	0	0	20	0	47	26

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Bracebridge	13	6	0	36	0	0	13	42
Brighton MU	12	8	0	n/a	0	n/a	12	8
Brock Tp	1	1	0	n/a	0	n/a	1	1
Brockville	8	28	0	0	0	0	8	28
Centre Wellington	21	21	0	0	0	0	21	21
Cobourg	22	8	4	0	0	0	26	8
Collingwood	29	36	0	48	0	0	29	84
Elliot Lake	2	2	0	0	0	0	2	2
Erin	13	0	0	0	0	0	13	0
Essex T	6	4	0	n/a	0	n/a	6	4
Gravenhurst	4	2	0	0	0	0	4	2
Greater Napanee	5	6	0	0	0	0	5	6
Haldimand County CY	23	19	0	0	0	0	23	19
Hunstville	14	16	0	0	0	0	14	16
Ingersoll	9	6	0	0	0	0	9	6
Kenora	1	10	0	0	0	0	1	10
Kincardine MU	4	5	0	n/a	0	n/a	4	5
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	40	16	0	0	0	0	40	16
Meaford	8	4	0	6	0	0	8	10
Midland	10	23	0	0	0	2	10	25
Mississippi Mills	15	23	0	0	0	0	15	23
North Grenville MU	32	45	0	n/a	0	n/a	32	45
North Perth	7	5	0	0	0	0	7	5
Orillia	32	25	0	12	3	103	35	140
Owen Sound	11	14	0	2	0	0	11	16
Petawawa	34	44	0	0	0	5	34	49
Port Hope	6	11	0	0	0	0	6	11
Prince Edward County	13	8	0	0	0	0	13	8
Saugeen Shores	24	14	0	0	0	0	24	14
Scugog Tp	1	5	0	n/a	0	n/a	1	5
Stratford	6	27	0	0	0	0	6	27
Temiskaming Shores	3	1	0	0	0	0	3	1
The Nation M	53	34	0	11	0	4	53	49
Tillsonburg	8	11	0	0	0	0	8	11
Timmins	8	8	0	0	0	0	8	8
Trent Hills	3	4	0	0	0	0	3	4
Wasaga Beach	79	35	39	0	0	0	118	35
West Grey MU	9	8	0	0	0	0	9	8
West Nipissing	12	10	0	0	4	0	16	10
Woodstock	59	43	0	0	0	0	59	43
Total Ontario (10,000+)	7,786	6,937	4,234	4,822	1,970	1,174	13,990	12,933

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
First Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q1 2012	0	0.0	0	0.0	10	45.5	11	50.0	1	4.5	22	317,450	330,055
Q1 2011	0	0.0	0	0.0	11	47.8	12	52.2	0	0.0	23	317,900	298,787
Year-to-date 2012	0	0.0	0	0.0	10	45.5	11	50.0	1	4.5	22	317,450	330,055
Year-to-date 2011	0	0.0	0	0.0	11	47.8	12	52.2	0	0.0	23	317,900	298,787
Chatham-Kent													
Q1 2012	0	0.0	4	26.7	3	20.0	8	53.3	0	0.0	15	329,000	306,100
Q1 2011	2	14.3	0	0.0	7	50.0	5	35.7	0	0.0	14	289,950	292,057
Year-to-date 2012	0	0.0	4	26.7	3	20.0	8	53.3	0	0.0	15	329,000	306,100
Year-to-date 2011	2	14.3	0	0.0	7	50.0	5	35.7	0	0.0	14	289,950	292,057
Cornwall													
Q1 2012	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Q1 2011	0	0.0	1	14.3	4	57.1	1	14.3	1	14.3	7	--	--
Year-to-date 2012	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2011	0	0.0	1	14.3	4	57.1	1	14.3	1	14.3	7	--	--
Kawartha Lakes													
Q1 2012	1	5.0	2	10.0	15	75.0	2	10.0	0	0.0	20	249,000	249,990
Q1 2011	0	0.0	1	3.1	22	68.8	7	21.9	2	6.3	32	279,900	316,706
Year-to-date 2012	1	5.0	2	10.0	15	75.0	2	10.0	0	0.0	20	249,000	249,990
Year-to-date 2011	0	0.0	1	3.1	22	68.8	7	21.9	2	6.3	32	279,900	316,706
Norfolk													
Q1 2012	0	0.0	0	0.0	21	37.5	32	57.1	3	5.4	56	325,000	344,498
Q1 2011	0	0.0	0	0.0	23	46.0	18	36.0	9	18.0	50	332,450	383,637
Year-to-date 2012	0	0.0	0	0.0	21	37.5	32	57.1	3	5.4	56	325,000	344,498
Year-to-date 2011	0	0.0	0	0.0	23	46.0	18	36.0	9	18.0	50	332,450	383,637
North Bay													
Q1 2012	0	0.0	0	0.0	2	13.3	13	86.7	0	0.0	15	375,500	369,673
Q1 2011	0	0.0	0	0.0	1	14.3	5	71.4	1	14.3	7	--	--
Year-to-date 2012	0	0.0	0	0.0	2	13.3	13	86.7	0	0.0	15	375,500	369,673
Year-to-date 2011	0	0.0	0	0.0	1	14.3	5	71.4	1	14.3	7	--	--
Sarnia													
Q1 2012	1	2.8	0	0.0	22	61.1	12	33.3	1	2.8	36	282,500	309,575
Q1 2011	0	0.0	2	9.1	12	54.5	8	36.4	0	0.0	22	274,950	306,550
Year-to-date 2012	1	2.8	0	0.0	22	61.1	12	33.3	1	2.8	36	282,500	309,575
Year-to-date 2011	0	0.0	2	9.1	12	54.5	8	36.4	0	0.0	22	274,950	306,550
Sault Ste. Marie													
Q1 2012	0	0.0	0	0.0	4	33.3	6	50.0	2	16.7	12	374,900	396,283
Q! 2011	0	0.0	0	0.0	3	33.3	3	33.3	3	33.3	9	--	--
Year-to-date 2012	0	0.0	0	0.0	4	33.3	6	50.0	2	16.7	12	374,900	396,283
Year-to-date 2011	0	0.0	0	0.0	3	33.3	3	33.3	3	33.3	9	--	--
Barrie CMA													
Q1 2012	0	0.0	0	0.0	4	5.1	58	74.4	16	20.5	78	389,990	429,773
Q1 2011	1	1.1	2	2.1	20	21.3	60	63.8	11	11.7	94	332,940	389,820
Year-to-date 2012	0	0.0	0	0.0	4	5.1	58	74.4	16	20.5	78	389,990	429,773
Year-to-date 2011	1	1.1	2	2.1	20	21.3	60	63.8	11	11.7	94	332,940	389,820

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
First Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q1 2012	0	0.0	0	0.0	18	36.0	19	38.0	13	26.0	50	347,450	422,838
Q1 2011	0	0.0	2	3.4	15	25.4	28	47.5	14	23.7	59	375,000	408,537
Year-to-date 2012	0	0.0	0	0.0	18	36.0	19	38.0	13	26.0	50	347,450	422,838
Year-to-date 2011	0	0.0	2	3.4	15	25.4	28	47.5	14	23.7	59	375,000	408,537
Greater Sudbury CMA													
Q1 2012	0	0.0	0	0.0	7	23.3	18	60.0	5	16.7	30	339,450	377,754
Q1 2011	0	0.0	0	0.0	1	3.2	30	96.8	0	0.0	31	359,000	375,208
Year-to-date 2012	0	0.0	0	0.0	7	23.3	18	60.0	5	16.7	30	339,450	377,754
Year-to-date 2011	0	0.0	0	0.0	1	3.2	30	96.8	0	0.0	31	359,000	375,208
Guelph CMA													
Q1 2012	0	0.0	0	0.0	0	0.0	29	80.6	7	19.4	36	433,090	441,344
Q1 2011	0	0.0	0	0.0	5	8.6	41	70.7	12	20.7	58	383,250	423,435
Year-to-date 2012	0	0.0	0	0.0	0	0.0	29	80.6	7	19.4	36	433,090	441,344
Year-to-date 2011	0	0.0	0	0.0	5	8.6	41	70.7	12	20.7	58	383,250	423,435
Hamilton CMA													
Q1 2012	0	0.0	1	0.4	12	4.6	165	63.2	83	31.8	261	445,990	486,664
Q1 2011	0	0.0	1	0.3	27	8.5	232	73.4	56	17.7	316	405,900	482,221
Year-to-date 2012	0	0.0	1	0.4	12	4.6	165	63.2	83	31.8	261	445,990	486,664
Year-to-date 2011	0	0.0	1	0.3	27	8.5	232	73.4	56	17.7	316	405,900	482,221
Kingston CMA													
Q1 2012	0	0.0	0	0.0	57	72.2	19	24.1	3	3.8	79	286,000	294,425
Q1 2011	0	0.0	0	0.0	50	92.6	4	7.4	0	0.0	54	260,200	259,463
Year-to-date 2012	0	0.0	0	0.0	57	72.2	19	24.1	3	3.8	79	286,000	294,425
Year-to-date 2011	0	0.0	0	0.0	50	92.6	4	7.4	0	0.0	54	260,200	259,463
Kitchener CMA													
Q1 2012	0	0.0	0	0.0	13	6.4	157	77.3	33	16.3	203	395,000	425,542
Q1 2011	0	0.0	0	0.0	56	22.4	172	68.8	22	8.8	250	334,340	378,649
Year-to-date 2012	0	0.0	0	0.0	13	6.4	157	77.3	33	16.3	203	395,000	425,542
Year-to-date 2011	0	0.0	0	0.0	56	22.4	172	68.8	22	8.8	250	334,340	378,649
London CMA													
Q1 2012	0	0.0	5	2.1	90	38.0	130	54.9	12	5.1	237	326,500	345,121
Q1 2011	1	0.5	1	0.5	93	43.9	103	48.6	14	6.6	212	310,000	341,069
Year-to-date 2012	0	0.0	5	2.1	90	38.0	130	54.9	12	5.1	237	326,500	345,121
Year-to-date 2011	1	0.5	1	0.5	93	43.9	103	48.6	14	6.6	212	310,000	341,069
Oshawa CMA													
Q1 2012	0	0.0	0	0.0	56	22.0	154	60.6	44	17.3	254	369,990	402,260
Q1 2011	0	0.0	0	0.0	70	34.8	117	58.2	14	7.0	201	332,990	354,197
Year-to-date 2012	0	0.0	0	0.0	56	22.0	154	60.6	44	17.3	254	369,990	402,260
Year-to-date 2011	0	0.0	0	0.0	70	34.8	117	58.2	14	7.0	201	332,990	354,197
Ottawa CMA													
Q1 2012	0	0.0	0	0.0	11	3.6	182	60.1	110	36.3	303	469,900	487,962
Q1 2011	0	0.0	0	0.0	19	5.6	213	63.0	106	31.4	338	465,445	484,380
Year-to-date 2012	0	0.0	0	0.0	11	3.6	182	60.1	110	36.3	303	469,900	487,962
Year-to-date 2011	0	0.0	0	0.0	19	5.6	213	63.0	106	31.4	338	465,445	484,380

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
First Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q1 2012	0	0.0	0	0.0	29	64.4	14	31.1	2	4.4	45	293,900	323,102
Q1 2011	0	0.0	0	0.0	28	65.1	12	27.9	3	7.0	43	289,000	348,742
Year-to-date 2012	0	0.0	0	0.0	29	64.4	14	31.1	2	4.4	45	293,900	323,102
Year-to-date 2011	0	0.0	0	0.0	28	65.1	12	27.9	3	7.0	43	289,000	348,742
St. Catharines-Niagara CMA													
Q1 2012	0	0.0	0	0.0	24	21.4	63	56.3	25	22.3	112	388,450	420,794
Q1 2011	2	1.6	1	0.8	33	26.6	73	58.9	15	12.1	124	338,450	368,617
Year-to-date 2012	0	0.0	0	0.0	24	21.4	63	56.3	25	22.3	112	388,450	420,794
Year-to-date 2011	2	1.6	1	0.8	33	26.6	73	58.9	15	12.1	124	338,450	368,617
Thunder Bay CMA													
Q1 2012	0	0.0	0	0.0	6	35.3	11	64.7	0	0.0	17	329,900	330,459
Q1 2011	0	0.0	0	0.0	4	44.4	5	55.6	0	0.0	9	--	--
Year-to-date 2012	0	0.0	0	0.0	6	35.3	11	64.7	0	0.0	17	329,900	330,459
Year-to-date 2011	0	0.0	0	0.0	4	44.4	5	55.6	0	0.0	9	--	--
Toronto CMA													
Q1 2012	2	0.1	0	0.0	39	1.5	865	33.0	1,713	65.4	2,619	565,990	658,844
Q1 2011	1	0.1	1	0.1	20	1.0	775	39.0	1,191	59.9	1,988	549,900	661,377
Year-to-date 2012	2	0.1	0	0.0	39	1.5	865	33.0	1,713	65.4	2,619	565,990	658,844
Year-to-date 2011	1	0.1	1	0.1	20	1.0	775	39.0	1,191	59.9	1,988	549,900	661,377
Windsor CMA													
Q1 2012	1	1.3	3	3.8	32	40.5	38	48.1	5	6.3	79	300,000	342,902
Q1 2011	2	2.9	1	1.5	25	36.8	34	50.0	6	8.8	68	325,500	352,215
Year-to-date 2012	1	1.3	3	3.8	32	40.5	38	48.1	5	6.3	79	300,000	342,902
Year-to-date 2011	2	2.9	1	1.5	25	36.8	34	50.0	6	8.8	68	325,500	352,215
Total Urban Centres in Ontario (50,000+)													
Q1 2012	5	0.1	15	0.3	477	10.4	2,007	43.8	2,078	45.4	4,582	485,900	551,847
Q1 2011	9	0.2	13	0.3	549	13.7	1,958	48.8	1,480	36.9	4,009	443,990	529,583
Year-to-date 2012	5	0.1	15	0.3	477	10.4	2,007	43.8	2,078	45.4	4,582	485,900	551,847
Year-to-date 2011	9	0.2	13	0.3	549	13.7	1,958	48.8	1,480	36.9	4,009	443,990	529,583

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region
First Quarter 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	9,820	-7.6	16,601	23,654	28,184	58.9	337,860	2.5	351,858
	February	13,505	-11.5	16,227	26,488	29,453	55.1	359,832	3.5	357,364
	March	18,958	-10.9	16,380	35,924	27,959	58.6	365,136	4.4	365,381
	April	19,486	-17.4	15,979	35,379	28,336	56.4	376,383	7.6	365,626
	May	21,946	3.1	16,221	38,819	28,647	56.6	381,274	8.1	370,169
	June	22,369	14.6	16,621	36,007	29,591	56.2	376,630	9.9	368,571
	July	18,048	16.2	16,620	29,874	29,836	55.7	363,068	10.3	369,356
	August	17,794	18.8	16,710	30,174	29,826	56.0	347,695	7.0	365,846
	September	17,217	15.5	17,212	32,504	29,916	57.5	359,735	7.3	369,282
	October	15,992	9.1	17,146	27,279	29,771	57.6	375,115	7.8	371,445
	November	15,107	6.3	17,129	21,898	28,616	59.9	373,781	8.9	374,322
	December	10,081	5.6	17,479	11,535	29,393	59.5	356,278	3.7	366,712
2012	January	10,300	4.9	16,808	24,229	28,156	59.7	359,024	6.3	378,133
	February	15,049	11.4	17,269	28,815	30,113	57.3	390,901	8.6	387,161
	March	19,934	5.1	17,873	37,130	30,214	59.2	394,091	7.9	389,342
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	42,283	-10.4	49,208	86,066	85,596	57.5	357,107	3.7	358,175
	Q1 2012	45,283	7.1	51,950	90,174	88,483	58.7	385,054	7.8	384,990
	YTD 2011	0	n/a		0			-	n/a	
	YTD 2012	0	n/a		0			-	n/a	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Level of Economic Indicators for Ontario Region First Quarter 2012											
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2011	January - March	600	3.5	5.3	6,696.6	8.0	21,539	73.7	868	62,704,338	101.95
	April - June	614	3.6	5.6	6,744.7	7.8	29,912	76.8	872	63,538,734	104.18
	July - September	600	3.5	5.3	6,747.6	7.6	34,316	68.2	867	64,544,440	100.57
	October - December	598	3.5	5.3	6,736.1	7.9	12,513	60.6	870	67,243,037	98.88
2012	January - March	596	3.3	5.3	6,758.8	7.7		69.1	880		100.34
	April - June										
	July - September										
	October - December										

Table 6.1: Growth[(1)] of Economic Indicators for Ontario Region First Quarter 2012											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	2.2	-0.9	-15.5	-9.4	3.1	8.3	6.6
	April - June	-4.5	-0.1	-0.5	2.0	-0.8	-25.1	3.9	3.8	0.5	8.5
	July - September	-1.9	0.1	-0.2	1.7	-1.1	-18.1	1.3	2.0	6.5	4.7
	October - December	-0.2	0.2	0.0	1.3	-0.3	**	-13.8	1.2	9.2	0.2
2012	January - March	-0.6	-0.2	-0.1	0.9	-0.3		-6.3	1.3		-1.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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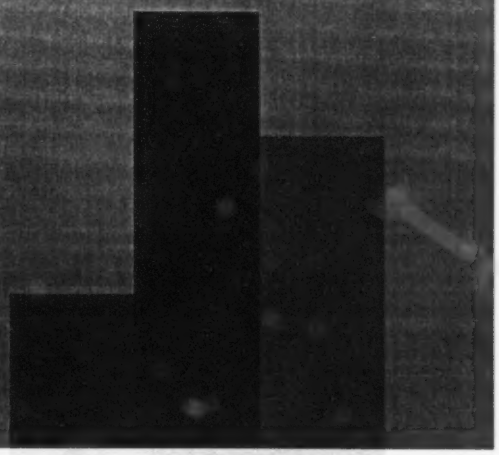

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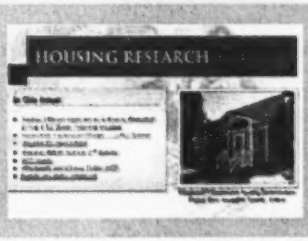

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